

Revised

## **Planning Board Minutes of June 19, 2012**

**Present:**

Brian Perry, Chairman  
Richard E. Forrestel  
Robert Anderson  
Daniel Kowalik  
Mary Jane Shonn  
Brian Murray, Alternate  
Paul Bowers, Engineer  
Don Shonn, Attorney  
Ralph Migliaccio, CEO

**Absent:** Jon Cummings

**Meeting Began:** 7:04 P.M.

Chairman Perry opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Forrestel and seconded by Anderson to approve the minutes of the Planning Board Meeting of May 2, 2012. Carried unanimously

### **Akron Village Commons**

Chairman Perry invited Tony Zinoty and Bob Runge over to the table to discuss the Akron Village Commons. Village Engineer Paul Bowers dropped off the revised Engineers Report and drawings dated June 15, 2012 to the Village Hall this morning. Mr. Runge noted that all the questions that the County of Erie had had been answered and all the information had been forwarded to the Health Department. All the utility routings have been finalized with the appropriate departments. Mr. Bowers just had a few questions about the drawings. All the road names have been finalized and approved by the Amherst Fire Control and will be plotted into the plans to identify each by name instead of by "Letter" as they are currently. The current extension for the filing of the final plat runs through July 31, 2012 and there will be another Planning Board Meeting scheduled prior to the expiration of the extension. Mr. Runge and Mr. Zinoty noted that Phase 1 of this project will be all patio home construction.

## 51 Buell Street

The Board reviewed the variance application for the addition to 51 Buell Street. The application was filed by the home owners Philip & Denise Sokolofsky. The property owners are requesting a variance of the front property line requirement. Chairman Perry introduced everyone around the table. They are putting a single story addition on the north side of their existing house. They are coming out 2' in front of their existing house. The code states that they must be 65' from the right-of-way. The house currently sits 56' from the right-of-way. Code Enforcement Officer Migliaccio agreed with the request considering that there are many homes on Buell Street that are closer to the road than the applicants. With the current plans they are in conformance with the side yard requirements of the code.

After discussion by the Board the following Resolution was brought forward:

RESOLUTION duly moved by Forrestel and seconded by Shonn to recommend for approval the variance application for the front yard setback requirement for 51 Buell Street. Carried Unanimously

## 32 Main Street

Property owner Greg Papke representing Emprise Group appeared in front of the Planning Board to discuss his project at 32 Main Street. Mr. Papke will be placing two apartments on the second floor and one apartment on the mezzanine. Since he is putting 3 or more apartments in he needs to have one of them to be ADA compliant. To meet the requirement he would need to install an elevator in the building or make a first floor apartment. He would like to make a first floor apartment with a new first floor entrance off of Buffalo Street. The code states that if you are adding a new entry point that it must to be ADA compliant as well. The property is currently zoned as Central Business District which does not allow first floor apartments.

Currently there are first floor apartment that are on Main Street but they are in the rear of each property and do not have living space facing Main Street. The parking would be in the parking lot off of Buffalo Street and would have handicapped parking spots right next to the new entrance. The new entrance would also give a second point of egress to the building. Currently the only access to the second floor and the mezzanine is from the old narrow staircase off of Main Street.

After lengthy discussion by the Board the following Resolution was brought forward:

RESOLUTION duly moved by Shonn and seconded by Anderson to recommend for approval the variance application of the residential use in a Central Business District to allow construction of a ground floor apartment on the premises commonly known as 32 Main Street with the inclusion of handicapped parking space right next to the entrance ramp.

BRIAN PERRY	- AYE
RICHARD FORRESTEL	- AYE
ROBERT ANDERSON	- AYE
DANIEL KOWALIK	- NAY
MARY JANE SHONN	- AYE

A lengthy discussion took place following the presentations regarding what the role of the Planning Board is and when and what types of projects get recommended to the Planning Board for review. Village Attorney Daniel D. Shonn mentioned that the Planning Board is to review items that need a variance, site plan review, sub divisions and zoning issues or other items that are referred from the Village Board. Chairman Perry asked if the Village Office could inquire with other municipalities what their process is for the Planning Board reviewing projects in their community.

Mary Jane Shonn reported on the training session that she attended. It was held at Erie Community College in Williamsville, NY. The topics of discussion were Comprehensive Plan Review, Zoning for Aging in Place and Elderly Cottage Housing.

**Meeting adjourned at 8:58 P.M. on a motion from Kowalik and seconded by Shonn.  
Carried Unanimously**

**Next Planning Board meeting: Monday, July 23, 2012 at 7:00 PM.**

Submitted by:  
Brian Perry, Planning Board Chairman